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AOA

Environmental
Planning &
Landscape
Architecture



June 20, 2018

AOA-5612

Ross Gooding
445 – 154th Ave. SE
Bellevue, WA 98007

**SUBJECT: Critical Areas Report – Gooding Addition
Wetland Buffer Structure Setback Modification
City of Bellevue, WA (Parcel 403940-0070)**

SEP 12 2018

Permit Processing

Dear Ross:

On January 17, 2018 I conducted a wetland reconnaissance on the subject property utilizing the methodology outlined in the May 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*. The project site is currently developed with your existing single-family residence, detached shed, and associated landscaped yard.

Although no wetlands are located on the site, one large wetland (Wetland A) was identified off-site to the west. It is my understanding that this wetland is a component of the Lake Hills Greenbelt and that the wetland and buffer was recently enhanced as part of a restoration effort conducted by the City of Bellevue. It is also my understanding that since the enhanced wetland and buffer was not placed into a Critical Area Tract that any new work located adjacent the wetland would be subject to the current City of Bellevue buffer requirements.

Wetland A

The boundary of Wetland A off-site to the west was delineated during the January 17, 2018 field investigation. The boundary of the wetland was subsequently surveyed and is depicted on **Figure 1**. An additional field investigation was conducted on April 24, 2018.

Wetland A consists of a shallow topographic depression and terrace that appears to contain both Riverine and Depressional Hydrogeomorphic (HGM) components. Per WA Department of Ecology guidance, the wetland was determined to be a Depressional wetland for rating purposes. The wetland contained forested, scrub-shrub, and emergent components.

Plant species in the vicinity of the site included young black cottonwood (*Populus trichocarpa*), willow (*Salix* sp.), spirea (*Spiraea douglasii*), and a variety of native plantings associated with the City's enhancement plan. Mowed reed canarygrass (*Phalaris arundinacea*) was observed throughout much of the herbaceous community indicating that periodic maintenance is being conducted to allow establishment of the plantings.

Wetland B meets the criteria for a Category II wetland with 22 Habitat Points per the current wetland rating system (**Attachment A**). Category II wetlands with 22 Habitat Points require a standard 110-foot buffer plus 20-foot building setback from the wetland edge.

Proposed Modifications

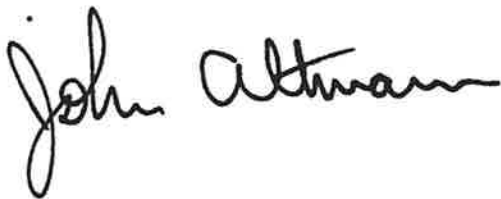
The proposed project consists of a 218 s.f. addition to your existing residence. Due to the existing layout of the residence, this addition must encroach into the 20-foot structure setback from the wetland buffer. The structure setback area proposed for modification consists entirely of an upper deck and a lower impervious patio that does not provide any functional benefit to the wetland.

As part of the project an existing deck located within the outer portion of the wetland buffer would be removed and landscaped. Since the proposed structure setback modification does not require the removal of any vegetation and would not increase the impervious surface within the buffer or structure setback there should be no impact and therefore no compensatory mitigation requirement associated with the proposed project.

If you have any questions, please give me a call.

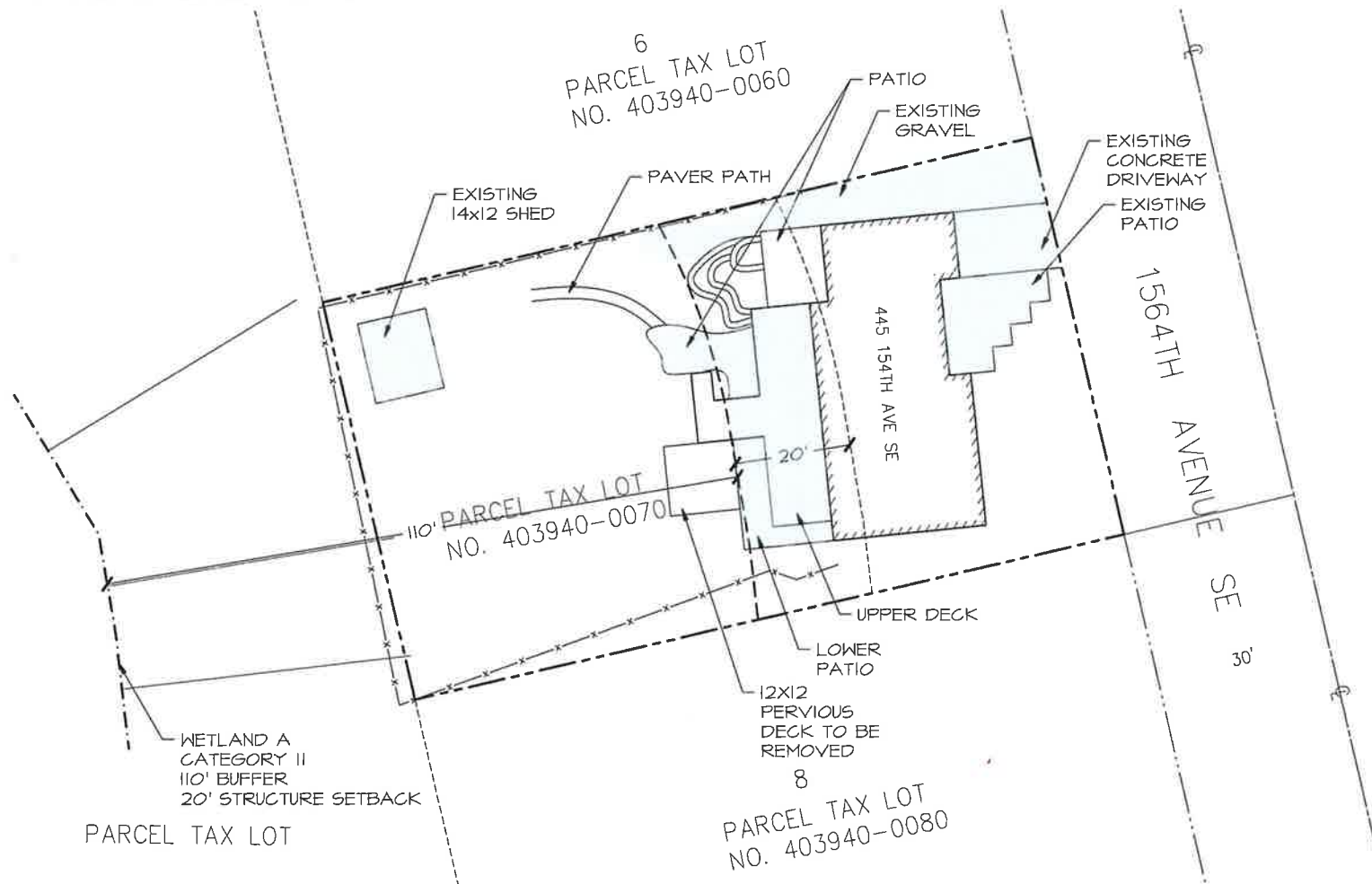
Sincerely,

ALTMANN OLIVER ASSOCIATES, LLC

A handwritten signature in black ink that reads "John Altmann". The signature is fluid and cursive, with the first name "John" being more prominent than the last name "Altmann".

John Altmann
Ecologist

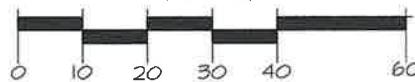
Attachments



PLAN LEGEND

- PROPERTY LINE
- - - - - WETLAND BOUNDARY
- - - - - 110' WETLAND BUFFER
- - - - - 20' STRUCTURE SETBACK
- EXISTING IMPERVIOUS SURFACE

GRAPHIC SCALE
(IN FEET)



SCALE: 1:20



NOTES

1. SITE PLAN PROVIDED BY TRAVERSE LAND SURVEYING AND MAPPING, 14745 SE 187TH CT., RENTON, WA 98058, (206) 449-0001.

PLAN LEGEND

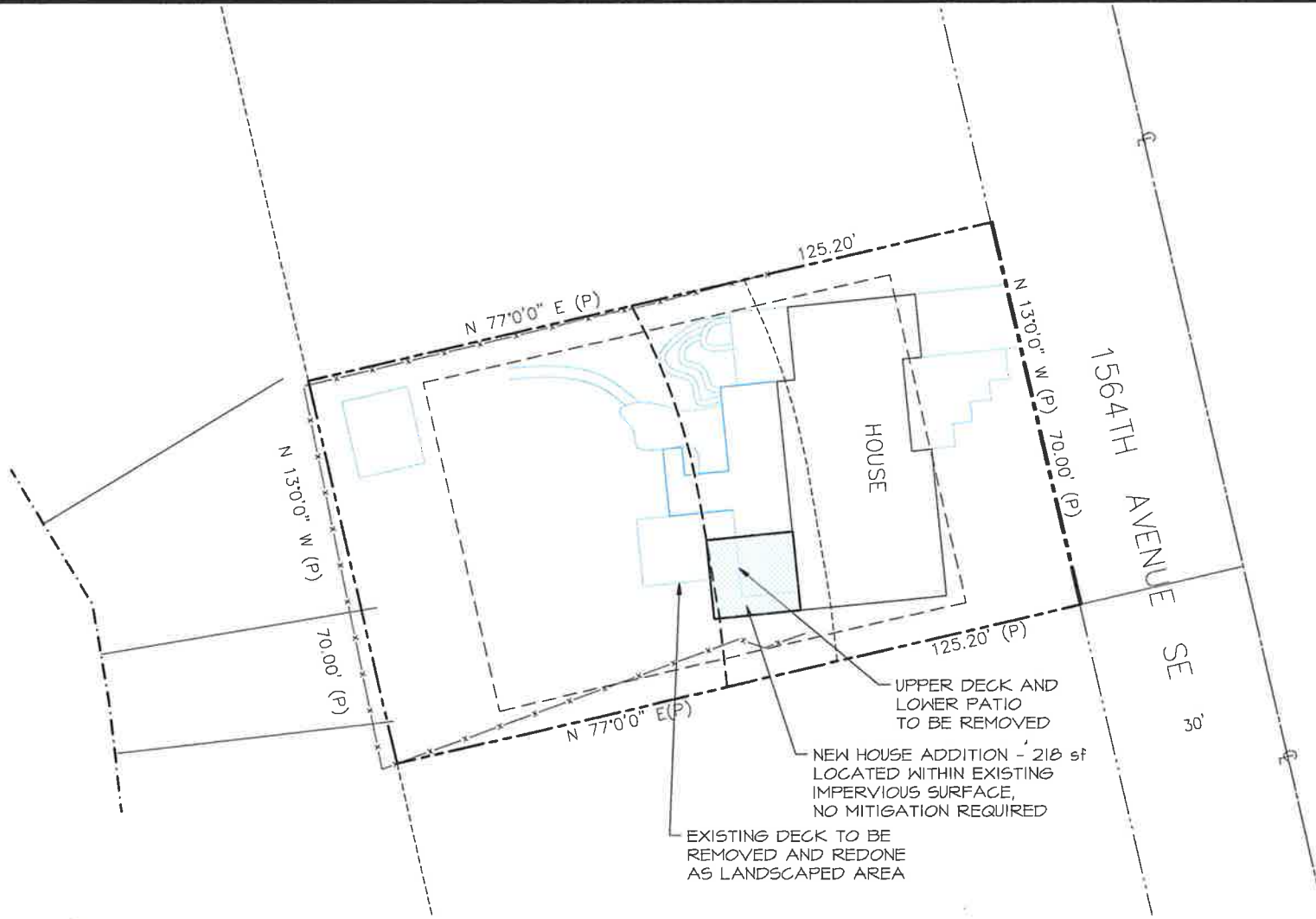
- PROPERTY LINE
- WETLAND BOUNDARY
- 110' WETLAND BUFFER
- 20' STRUCTURE SETBACK

GRAPHIC SCALE
(IN FEET)



NOTES

- SITE PLAN PROVIDED BY TRAVERSE LAND SURVEYING AND MAPPING, 14745 SE 18TH CT., RENTON, WA 98058, (206) 944-0001.



ATTACHMENT A

WETLAND RATING

Wetland name or number A

WETLAND RATING FORM – WESTERN WASHINGTON
Version 2 - Updated July 2006 to increase accuracy and reproducibility among users
Updated Oct 2008 with the new WDFW definitions for priority habitats

Name of wetland (if known): PARCEL 403940-0070 Date of site visit: 04/24/18

Rated by ALTMANN Trained by Ecology? Yes ☒ No ☐ Date of training 03/08
03/15

SEC: 35 TWSHP: 25N RNGE: 5E Is S/T/R in Appendix D? Yes ☐ No ☒

Map of wetland unit: Figure Estimated size

SUMMARY OF RATING

Category based on **FUNCTIONS** provided by wetland

I ☐ II ☒ III ☐ IV ☐

Category I = Score ≥ 70
Category II = Score 51-69
Category III = Score 30-50
Category IV = Score < 30

Score for Water Quality Functions

22

Score for Hydrologic Functions

10

Score for Habitat Functions

22

TOTAL score for Functions

54

Category based on **SPECIAL CHARACTERISTICS** of wetland

I ☐ II ☐ Does not Apply ☒

Final Category (choose the “highest” category from above)

II

Summary of basic information about the wetland unit

Wetland Unit has Special Characteristics		Wetland HGM Class used for Rating	
Estuarine		Depressional	<input checked="" type="checkbox"/>
Natural Heritage Wetland		Riverine	<input checked="" type="checkbox"/>
Bog		Lake-fringe	
Mature Forest		Slope	
Old Growth Forest		Flats	
Coastal Lagoon		Freshwater Tidal	
Interdunal			
None of the above	<input checked="" type="checkbox"/>	Check if unit has multiple HGM classes present	<input checked="" type="checkbox"/>

Wetland name or number A

D Depressional and Flats Wetlands		Points (only 1 score per box)
WATER QUALITY FUNCTIONS - Indicators that the wetland unit functions to improve water quality		
D	D 1. Does the wetland unit have the <u>potential</u> to improve water quality? (see p. 38)	
D	D 1.1 Characteristics of surface water flows out of the wetland: Unit is a depression with no surface water leaving it (no outlet) points = 3 Unit has an intermittently flowing, OR highly constricted permanently flowing outlet points = <u>2</u> Unit has an unconstricted, or slightly constricted, surface outlet (<i>permanently flowing</i>) points = 1 Unit is a "flat" depression (Q. 7 on key), or in the Flats class, with permanent surface outflow and no obvious natural outlet and/or outlet is a man-made ditch points = 1 (If ditch is not permanently flowing treat unit as "intermittently flowing") Provide photo or drawing	2
D	S 1.2 The soil 2 inches below the surface (or duff layer) is clay or organic (use NRCS definitions) MAPPED SEATTLE MUCK BY NRCS points = <u>4</u> YES points = 4 NO points = 0	4
D	D 1.3 Characteristics of persistent vegetation (emergent, shrub, and/or forest Cowardin class) Wetland has persistent, ungrazed, vegetation >= 95% of area points = <u>5</u> Wetland has persistent, ungrazed, vegetation >= 1/2 of area points = 3 Wetland has persistent, ungrazed, vegetation >= 1/10 of area points = 1 Wetland has persistent, ungrazed, vegetation < 1/10 of area points = 0 Map of Cowardin vegetation classes	5
D	D 1.4 Characteristics of seasonal ponding or inundation. This is the area of the wetland unit that is ponded for at least 2 months, but dries out sometime during the year. Do not count the area that is permanently ponded. Estimate area as the average condition 5 out of 10 yrs. MOSTLY HIGH points = 4 Area seasonally ponded is > 1/2 total area of wetland points = 2 Area seasonally ponded is > 1/4 total area of wetland points = <u>0</u> Area seasonally ponded is < 1/4 total area of wetland VERY LITTLE PONDING points = 0 Map of Hydroperiods	0
D	Total for D 1 Add the points in the boxes above	11
D	D 2. Does the wetland unit have the <u>opportunity</u> to improve water quality? (see p. 44) Answer YES if you know or believe there are pollutants in groundwater or surface water coming into the wetland that would otherwise reduce water quality in streams, lakes or groundwater downgradient from the wetland. Note which of the following conditions provide the sources of pollutants. A unit may have pollutants coming from several sources, but any single source would qualify as opportunity. — Grazing in the wetland or within 150 ft — Untreated stormwater discharges to wetland — Tilled fields or orchards within 150 ft of wetland — A stream or culvert discharges into wetland that drains developed areas, residential areas, farmed fields, roads, or clear-cut logging ✕ Residential, urban areas, golf courses are within 150 ft of wetland — Wetland is fed by groundwater high in phosphorus or nitrogen — Other YES multiplier is <u>2</u> NO multiplier is 1	multiplier 2
D	TOTAL - Water Quality Functions Multiply the score from D1 by D2 Add score to table on p. 1	22

Wetland name or number A

D Depressional and Flats Wetlands		Points (only 1 score per box)
HYDROLOGIC FUNCTIONS - Indicators that the wetland unit functions to reduce flooding and stream degradation		
	D 3. Does the wetland unit have the potential to reduce flooding and erosion?	(see p. 46)
D	D 3.1 Characteristics of surface water flows out of the wetland unit Unit is a depression with no surface water leaving it (no outlet) points = 4 Unit has an intermittently flowing, OR highly constricted permanently flowing outlet points = <u>2</u> Unit is a "flat" depression (Q. 7 on key), or in the Flats class, with permanent surface outflow and no obvious natural outlet and/or outlet is a man-made ditch points = 1 (If ditch is not permanently flowing treat unit as "intermittently flowing") Unit has an unconstricted, or slightly constricted, surface outlet (permanently flowing) points = 0	2
D	D 3.2 Depth of storage during wet periods Estimate the height of ponding above the bottom of the outlet. For units with no outlet measure from the surface of permanent water or deepest part (if dry). Marks of ponding are 3 ft or more above the surface or bottom of outlet points = 7 The wetland is a "headwater" wetland points = 5 Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet points = 5 Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet points = 3 Unit is flat (yes to Q. 2 or Q. 7 on key) but has small depressions on the surface that trap water VERY LITTLE/NO PONDING points = 1 Marks of ponding less than 0.5 ft points = <u>0</u>	0
D	D 3.3 Contribution of wetland unit to storage in the watershed Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself. The area of the basin is less than 10 times the area of unit points = 5 The area of the basin is 10 to 100 times the area of the unit points = <u>3</u> The area of the basin is more than 100 times the area of the unit points = 0 Entire unit is in the FLATS class points = 5	3
D	Total for D 3	5
	Add the points in the boxes above	
D	D 4. Does the wetland unit have the opportunity to reduce flooding and erosion? Answer YES if the unit is in a location in the watershed where the flood storage, or reduction in water velocity, it provides helps protect downstream property and aquatic resources from flooding or excessive and/or erosive flows. Answer NO if the water coming into the wetland is controlled by a structure such as flood gate, tide gate, flap valve, reservoir etc. OR you estimate that more than 90% of the water in the wetland is from groundwater in areas where damaging groundwater flooding does not occur. Note which of the following indicators of opportunity apply. — Wetland is in a headwater of a river or stream that has flooding problems <input checked="" type="checkbox"/> Wetland drains to a river or stream that has flooding problems — Wetland has no outlet and impounds surface runoff water that might otherwise flow into a river or stream that has flooding problems — Other _____ YES multiplier is <u>2</u> NO multiplier is 1	(see p. 49)
D	TOTAL - Hydrologic Functions Multiply the score from D 3 by D 4	multiplier
	Add score to table on p. 1	2
		10

Wetland name or number **A**

H 1. Does the wetland unit have the potential to provide habitat for many species?

H 1.1 Vegetation structure (see p. 72)
Check the types of vegetation classes present (as defined by Cowardin)- Size threshold for each class is ¼ acre or more than 10% of the area if unit is smaller than 2.5 acres.

Aquatic bed _____

☒ Emergent plants _____

☒ Scrub/shrub (areas where shrubs have >30% cover) _____

☒ Forested (areas where trees have >30% cover) _____

If the unit has a forested class check if:

☒ The forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the forested polygon

Add the number of vegetation structures that qualify. If you have:

4 structures or more	points = 4
3 structures	points = 2
2 structures	points = 1
1 structure	points = 0

Map of Cowardin vegetation classes

H 1.2. Hydroperiods (see p. 73)
Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ acre to count. (see text for descriptions of hydroperiods)

_____ Permanently flooded or inundated _____

_____ Seasonally flooded or inundated _____

☒ Occasionally flooded or inundated _____

☒ Saturated only _____

_____ Permanently flowing stream or river in, or adjacent to, the wetland _____

_____ Seasonally flowing stream in, or adjacent to, the wetland _____

_____ Lake-fringe wetland = 2 points _____

_____ Freshwater tidal wetland = 2 points _____

Map of hydroperiods


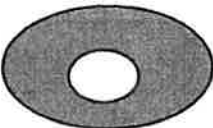




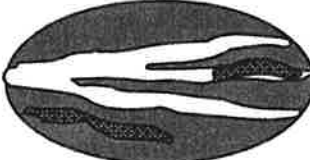
H 1.3. Richness of Plant Species (see p. 75)
Count the number of plant species in the wetland that cover at least 10 ft². (different patches of the same species can be combined to meet the size threshold)
You do not have to name the species.
Do not include Eurasian Milfoil, reed canarygrass, purple loosestrife, Canadian Thistle
If you counted: _____

> 19 species	points = 2
5 - 19 species	points = 1
< 5 species	points = 0

List species below if you want to:

Total for page 7

Wetland name or number A

<p>H 1.4. Interspersion of habitats (see p. 76) Decide from the diagrams below whether interspersions between Cowardin vegetation classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, medium, low, or none.</p> <div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  <p>None = 0 points</p> </div> <div style="text-align: center;">  <p>Low = 1 point</p> </div> <div style="text-align: center;">  <p>Moderate = 2 points</p> </div> <div style="text-align: center;">  </div> </div> <div style="display: flex; justify-content: space-around; align-items: flex-end; margin-top: 20px;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  <p>High = 3 points</p> </div> <div style="text-align: center;">  <p>[riparian braided channels]</p> </div> </div> <p>NOTE: If you have four or more classes or three vegetation classes and open water the rating is always "high". Use map of Cowardin vegetation classes</p>	<p>Figure</p> <p style="font-size: 2em; text-align: center;">3</p>
<p>H 1.5. Special Habitat Features: (see p. 77) Check the habitat features that are present in the wetland. The number of checks is the number of points you put into the next column.</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Large, downed, woody debris within the wetland (>4in. diameter and 6 ft long). <input checked="" type="checkbox"/> Standing snags (diameter at the bottom > 4 inches) in the wetland <input checked="" type="checkbox"/> Undercut banks are present for at least 6.6 ft (2m) and/or overhanging vegetation extends at least 3.3 ft (1m) over a stream (or ditch) in, or contiguous with the unit, for at least 33 ft (10m) <input type="checkbox"/> Stable steep banks of fine material that might be used by beaver or muskrat for denning (>30degree slope) OR signs of recent beaver activity are present (cut shrubs or trees that have not yet turned grey/brown) <input type="checkbox"/> At least ¼ acre of thin-stemmed persistent vegetation or woody branches are present in areas that are permanently or seasonally inundated (structures for egg-laying by amphibians) <input type="checkbox"/> Invasive plants cover less than 25% of the wetland area in each stratum of plants <p>NOTE: The 20% stated in early printings of the manual on page 78 is an error.</p>	<p style="font-size: 2em; text-align: center;">3</p>
<p style="text-align: right;">H 1. TOTAL Score - potential for providing habitat Add the scores from H1.1, H1.2, H1.3, H1.4, H1.5</p>	<p style="font-size: 2em;">13</p>

Comments

Wetland name or number A

H 2. Does the wetland unit have the opportunity to provide habitat for many species?		Figure
<p>H 2.1 Buffers (see p. 80) Choose the description that best represents condition of buffer of wetland unit. The highest scoring criterion that applies to the wetland is to be used in the rating. See text for definition of "undisturbed."</p> <ul style="list-style-type: none">— 100 m (330ft) of relatively undisturbed vegetated areas, rocky areas, or open water >95% of circumference. No structures are within the undisturbed part of buffer. (relatively undisturbed also means no-grazing, no landscaping, no daily human use) Points = 5— 100 m (330 ft) of relatively undisturbed vegetated areas, rocky areas, or open water > 50% circumference. Points = 4— 50 m (170ft) of relatively undisturbed vegetated areas, rocky areas, or open water >95% circumference. Points = 4— 100 m (330ft) of relatively undisturbed vegetated areas, rocky areas, or open water > 25% circumference, . Points = 3— 50 m (170ft) of relatively undisturbed vegetated areas, rocky areas, or open water for > 50% circumference. Points = 3 <p style="text-align: center;">If buffer does not meet any of the criteria above</p> <ul style="list-style-type: none">— No paved areas (except paved trails) or buildings within 25 m (80ft) of wetland > 95% circumference. Light to moderate grazing, or lawns are OK. Points = 2— No paved areas or buildings within 50m of wetland for >50% circumference. Light to moderate grazing, or lawns are OK. Points = 2— Heavy grazing in buffer. Points = 1— Vegetated buffers are <2m wide (6.6ft) for more than 95% of the circumference (e.g. tilled fields, paving, basalt bedrock extend to edge of wetland Points = 0.— Buffer does not meet any of the criteria above. Points = 1 <p style="text-align: center;">Aerial photo showing buffers</p>	2	
<p>H 2.2 Corridors and Connections (see p. 81)</p> <p>H 2.2.1 Is the wetland part of a relatively undisturbed and unbroken vegetated corridor (either riparian or upland) that is at least 150 ft wide, has at least 30% cover of shrubs, forest or native undisturbed prairie, that connects to estuaries, other wetlands or undisturbed uplands that are at least 250 acres in size? (dams in riparian corridors, heavily used gravel roads, paved roads, are considered breaks in the corridor)</p> <p>YES = 4 points (go to H 2.3) NO = go to H 2.2.2</p> <p>H 2.2.2 Is the wetland part of a relatively undisturbed and unbroken vegetated corridor (either riparian or upland) that is at least 50ft wide, has at least 30% cover of shrubs or forest, and connects to estuaries, other wetlands or undisturbed uplands that are at least 25 acres in size? OR a Lake-fringe wetland, if it does not have an undisturbed corridor as in the question above?</p> <p>YES = 2 points (go to H 2.3) NO = H 2.2.3</p> <p>H 2.2.3 Is the wetland:</p> <ul style="list-style-type: none">within 5 mi (8km) of a brackish or salt water estuary ORwithin 3 mi of a large field or pasture (>40 acres) ORwithin 1 mi of a lake greater than 20 acres? ✓ <p>YES = 1 point NO = 0 points</p>	1	

Total for page 3

Wetland name or number A

H 2.3 Near or adjacent to other priority habitats listed by WDFW (see new and complete descriptions of WDFW priority habitats, and the counties in which they can be found, in the PHS report <http://wdfw.wa.gov/hab/phslist.htm>)

Which of the following priority habitats are within 330ft (100m) of the wetland unit? *NOTE: the connections do not have to be relatively undisturbed.*

- ☐ **Aspen Stands:** Pure or mixed stands of aspen greater than 0.4 ha (1 acre).
- ☐ **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report p. 152*).
- ☐ **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.
- ☐ **Old-growth/Mature forests:** (Old-growth west of Cascade crest) Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 20 trees/ha (8 trees/acre) > 81 cm (32 in) dbh or > 200 years of age. (Mature forests) Stands with average diameters exceeding 53 cm (21 in) dbh; crown cover may be less than 100%; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80 - 200 years old west of the Cascade crest.
- ☐ **Oregon white Oak:** Woodlands Stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158*).
- ☒ **Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- ☐ **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161*).
- ☒ **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
- ☐ **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report: pp. 167-169 and glossary in Appendix A*).
- ☐ **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- ☐ **Cliffs:** Greater than 7.6 m (25 ft) high and occurring below 5000 ft.
- ☐ **Talus:** Homogenous areas of rock rubble ranging in average size 0.15 - 2.0 m (0.5 - 6.5 ft), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- ☐ **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 51 cm (20 in) in western Washington and are > 2 m (6.5 ft) in height. Priority logs are > 30 cm (12 in) in diameter at the largest end, and > 6 m (20 ft) long.

If wetland has 3 or more priority habitats = 4 points

If wetland has 2 priority habitats = 3 points

If wetland has 1 priority habitat = 1 point

No habitats = 0 points

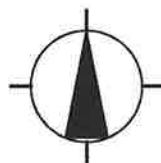
Note: All vegetated wetlands are by definition a priority habitat but are not included in this list. Nearby wetlands are addressed in question H 2.4)

3

Wetland name or number A

<p>H 2.4 Wetland Landscape (choose the <i>one</i> description of the landscape around the wetland that best fits) (see p. 84)</p> <p>There are at least 3 other wetlands within ½ mile, and the connections between them are relatively undisturbed (light grazing between wetlands OK, as is lake shore with some boating, but connections should NOT be bisected by paved roads, fill, fields, or other development. points = 5</p> <p>The wetland is Lake-fringe on a lake with little disturbance and there are 3 other lake-fringe wetlands within ½ mile points = 5</p> <p>There are at least 3 other wetlands within ½ mile, BUT the connections between them are disturbed points = 3</p> <p>The wetland is Lake-fringe on a lake with disturbance and there are 3 other lake-fringe wetland within ½ mile points = 3</p> <p>There is at least 1 wetland within ½ mile. points = 2</p> <p>There are no wetlands within ½ mile. points = 0</p>	3
H 2. TOTAL Score - opportunity for providing habitat Add the scores from H2.1, H2.2, H2.3, H2.4	9
TOTAL for H 1 from page 14	13
Total Score for Habitat Functions – add the points for H 1, H 2 and record the result on p. 1	22

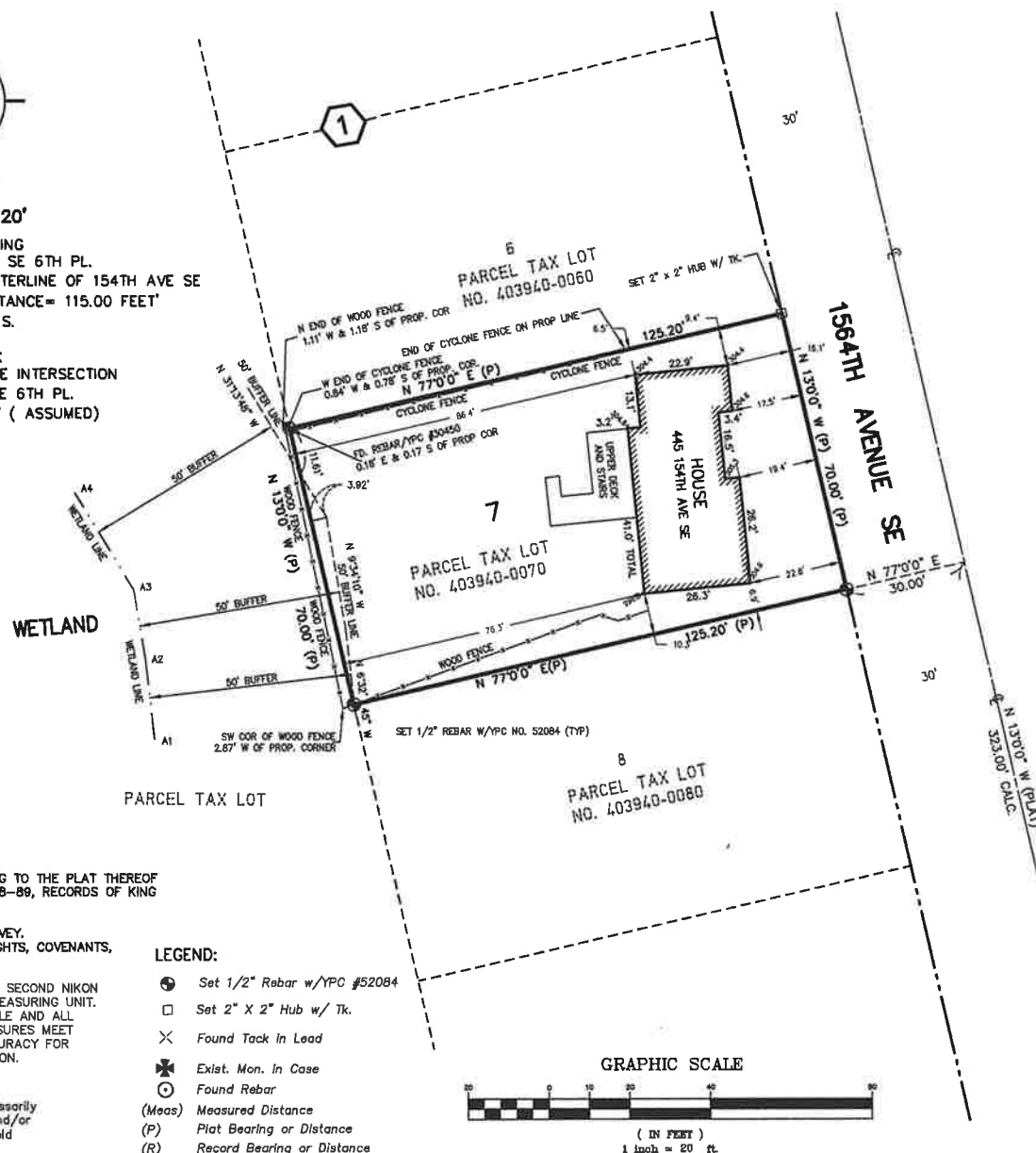
SW 1/4, SW 1/4, SECTION 35, TOWNSHIP 25 NORTH, RANGE 05 EAST, W.M.



NORTH
SCALE: 1" = 20'

BASIS OF BEARING
CENTERLINE BEARING OF SE 6TH PL.
FROM CETER OF CUL-DE-SAC TO CENTERLINE OF 154TH AVE SE
BEARING: N 77° 00' 00" E; DISTANCE= 115.00 FEET
DATUM: K.C.A.S.

BENCH MARK
TOP OF MON AT CENTERLINE INTERSECTION
154TH AVE SE AND SE 6TH PL.
ELEVATION= 300.00 FEET (ASSUMED)



LEGAL DESCRIPTION

LOT 7, BLOCK 1, LAKE HILLS NO. 23, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 64 OF PLATS, PAGE 88-89, RECORDS OF KING COUNTY, WASHINGTON.

NOTE:

TITLE REPORT WAS NOT PROVIDED ON THIS SURVEY. PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHTS, COVENANTS, RESTRICTIONS, PROVISIONS OF RECORD, IF ANY.

THIS SURVEY WAS ACCOMPLISHED USING A ONE SECOND NIKON TOTAL STATION THEODOLITE AND ELECTRONIC MEASURING UNIT. POSITIONS WERE ADJUSTED USING COMPASS RULE AND ALL DISTANCES ARE REDUCED TO HORIZONTAL. CLOSURES MEET OR EXCEED THE REQUIRED STANDARDS OF ACCURACY FOR THE CITY OF KENMORE OR STATE OF WASHINGTON. WAS 332-130-090.

NOTE:

The drawing shown hereon does not necessarily contain all of the information obtained and/or developed by the the SURVEYOR in his field work, office work, or research.

RECORDER'S CERTIFICATE

Filed for record this day of 2017, at M. in book of at page at the request of HONG LIEU.

Manager

Supt. of Records

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of ROSS GOODING.

Hong Lieu, P.L.S. No. 52084

CLIENT

ROSS GOODING

BOUNDARY SURVEY

LOT 7, BLK 1, LAKE HILLS NO. 23
445 154TH AVE SE
BELLEVUE, WASHINGTON 98007

TRAVERSE LAND SURVEYING AND MAPPING

Boundaries, A.L.T.A. Surveys, Topographic, Lot Line Adjustments, Short Plats, Unit Sub-Division

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Drawn by: DBA	Date: MARCH, 2018	Job No. 2018-016
Checked by: KT	Scale: 1"=20'	Sheet 1 of 1